



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.TorranceCA.Gov.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION

Monday through Friday from
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed:

Friday, March 11 & 25, 2011

CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

WEDNESDAY, MARCH 16, 2011

7:00 P.M.

**"Education is not the filling of a pail,
but the lighting of a fire."**

~ William Butler ~

AGENDA

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
- 4. REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, March 10, 2011.
- 5. APPROVAL OF MINUTES: FEBRUARY 2, 2011, FEBRUARY 16, 2011, and MARCH 2, 2011**
- 6. REQUESTS FOR POSTPONEMENTS**
- 7. ORAL COMMUNICATIONS FROM THE PUBLIC #1**
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.
- 8. TIME EXTENSIONS**
- 9. CONTINUED HEARINGS**
- 10. WAIVERS**

11. FORMAL HEARINGS

- A. DIV11-00002: CONTINENTAL DEVELOPMENT CORPORATION (TORRANCE HEALTH ASSOCIATION)
Planning Commission consideration for approval of a Division of Lot to consolidate four parcels into two on properties located in the M-2 Zone at 2841-2843 Lomita Boulevard and 23600 Telo Avenue.
(Res. No. 11-015)
- B. MOD11-00002: CHARLES P. BELAK-BERGER (RAJU CHHABRIA)
Planning Commission consideration for approval of a Modification of previously approved entitlements (CUP08-00015, DIV08-00006, DVP08-00002, and WAV08-00005) to allow the reductions of square footages and scope to the original project on properties located in the H-PCH Zone at 3720 and 3744 Pacific Coast Highway, and APN 7534-001-901.
(Res. No. 11-020)
- C. CUP11-00005: DEAN T. REUTER (RICK THOMAS)
Planning Commission consideration for approval of a Conditional Use Permit to allow an existing 27,000 square foot industrial tenant space to be converted to a church with 5,245 square feet of sanctuary area within an industrial park on property located within the Industrial Redevelopment Project Area at 501 Van Ness Avenue. (Res. No. 11-021)
- D. MOD11-00003: MAX SCHLUTZ (STEVEN TORRES)
Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP09-00025) to allow for modifications to the hours of operation of a full-service restaurant with the service of alcoholic beverages on property located within the Commercial Sector of the Downtown Redevelopment Project Area at 1321 Sartori Avenue. (Res. No. 11-022)

12. RESOLUTIONS

- A. WAV11-00002: CHRIST OUR FATHER ANGLICAN CHURCH (SARTORI CAPELLINO LLC)
Planning Commission adoption of a resolution reflecting their decision to approve a Waiver of the required setbacks on property located in the C-1 Zone at 1108 Sartori Avenue. (Res. No. 11-016)

13. PUBLIC WORKSHOP ITEMS

14. MISCELLANEOUS ITEMS

- A. REDEVELOPMENT PROPERTY TRANSFER FROM THE TORRANCE REDEVELOPMENT AGENCY TO THE CITY OF TORRANCE
Planning Commission review and consideration of whether the transfer of 14 properties by the Torrance Redevelopment Agency to the City of Torrance is in compliance with the City's General Plan.

15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

16. LIST OF TENTATIVE PLANNING COMMISSION CASES

17. ORAL COMMUNICATIONS FROM THE PUBLIC #2

18. ADJOURNMENT

ROLL CALL: ____ Gibson ____ Polcari ____ Rizzo ____ Skoll ____ Uchima ____ Weideman ____ Chairperson Horwich